

A.P.N. 139-34-303-001
Located east of 4th Str, north of Clark Ave

EASEMENTS AND RIGHTS-OF-WAY

ABOVE SPACE FOR RECORDER'S USE ONLY

THIS INDENTURE OF EASEMENT AND RIGHTS-OF-WAY, made and entered into by and between:

CITY OF LAS VEGAS REDEVELOPMENT AGENCY

Party of the First Part, hereinafter known as the **GRANTOR(S)**, and **LAS VEGAS VALLEY WATER DISTRICT**, a Quasi-Municipal Corporation, Party of the Second Part, hereinafter known as the **GRANTEE**.

WITNESSETH:

That the **GRANTOR(S)**, for and in consideration of the sum of one dollar (\$1.00), lawful money of the United States, to it in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, does by these presents **GRANT** and **CONVEY** to the **GRANTEE**, its successors and assigns, an Easement and Rights-of-Way for the purpose of construction, operation, maintenance, repair, renewal, reconstruction and removal of water pipelines and appurtenances with the right of ingress and egress, over, above, across and under that certain parcel of land described as follows:

SEE EXHIBIT "A" ATTACHED TO AND BY THIS REFERENCE MADE A PART HEREOF.

The **GRANTOR(S)**, its successors and assigns agree that:

1. No buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, now or hereafter, except that said parcel may be improved and used for street, road or driveway purposes and for other utilities, insofar as such use does not interfere with its use by the **GRANTEE** for the purposes for which it is granted;
2. The **GRANTEE** shall not be liable for any damage to any of the **GRANTOR'S** improvements placed upon said parcel due to the **GRANTEE'S** necessary operations using reasonable care; and
3. Should any of the **GRANTEE'S** facilities within said easement be required to be relocated or repaired as a result of changes in grade or other construction within the easement, the **GRANTOR(S)**, or its successors and assigns shall bear the full cost of such relocation or repair, unless the changes in grade or other construction were done by third parties with the written consent of the **GRANTEE**.

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Located east of 4th Str, north of Clark Ave

GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY

Signator for **GRANTOR(S)** warrant that they have the legal authority to bind the parties hereto and **GRANTOR(S)** warrants that it may legally grant the rights described herein.

IN WITNESS WHEREOF, the **GRANTOR(S)** has hereunto set his/her/their hand/hands this ____ day of _____, 20____.

Oscar B. Goodman
Chairman

Beverly K. Bridges
Acting Secretary

APPROVED AS TO FORM

Thomas R. Green 2/16/07
Thomas R. Green Date
Deputy City Attorney

STATE of _____)
) ss.
COUNTY of _____)

On _____, 20____, before me, the undersigned, a **NOTARY PUBLIC**, in and for said County and State, personally appeared _____ known to me to be the person(s) described in and who executed the foregoing instrument, and who acknowledged to me that ___ he ___ executed the same freely and voluntarily and for the uses and purposes herein mentioned.

WITNESS my hand and official seal.

Notary Public

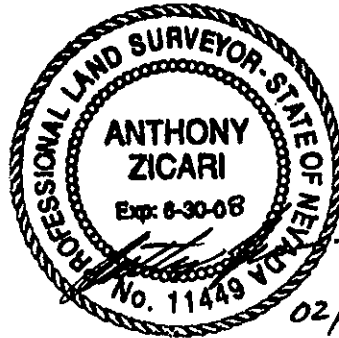
Notary Stamp/Seal Above

FOR LVVWD USE ONLY

RECORDED FOR
LAS VEGAS VALLEY WATER DISTRICT
1001 S VALLEY VIEW BLVD.
LAS VEGAS, NEVADA 89153
RETURN TO - WILL CALL



CONSULTING ENGINEERS • PLANNERS • SURVEYORS
2727 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148



W.O. 6716
JANUARY 18, 2007
BY: JAH
P.R. BY: TZ
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EXHIBIT "A"

EXPLANATION:

THIS LEGAL DESCRIBES A PARCEL OF LAND GENERALLY LOCATED NORTHEASTERLY OF CLARK AVENUE AND FOURTH STREET GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY, FOR LAS VEGAS VALLEY WATER DISTRICT EASEMENT PURPOSES.

**LEGAL DESCRIPTION
LAS VEGAS VALLEY WATER DISTRICT EASEMENT
APN 139-34-303-001**

BEING A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 61 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTERLINE INTERSECTION OF FOURTH STREET AND CLARK AVENUE; THENCE NORTH 27°54'34" EAST, COINCIDENT WITH THE CENTERLINE OF FOURTH STREET, 305.97 FEET; THENCE SOUTH 62°05'26" EAST, DEPARTING SAID CENTERLINE, 40.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF FOURTH STREET, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 62°05'26" EAST, DEPARTING SAID EASTERLY RIGHT-OF-WAY, 15.00 FEET; THENCE SOUTH 27°54'34" WEST, 15.00 FEET; THENCE NORTH 62°05'26" WEST, 15.00 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY; THENCE NORTH 27°54'34" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, 15.00 FEET TO THE POINT OF BEGINNING, AS SHOWN ON THE "EXHIBIT TO ACCOMPANY LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

CONTAINING: 225 SQUARE FEET, MORE OR LESS, AS DETERMINED BY COMPUTER METHODS.

EXHIBIT "A"

W.O. 6716
JANUARY 18, 2007
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APN 139-34-303-001
GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY.

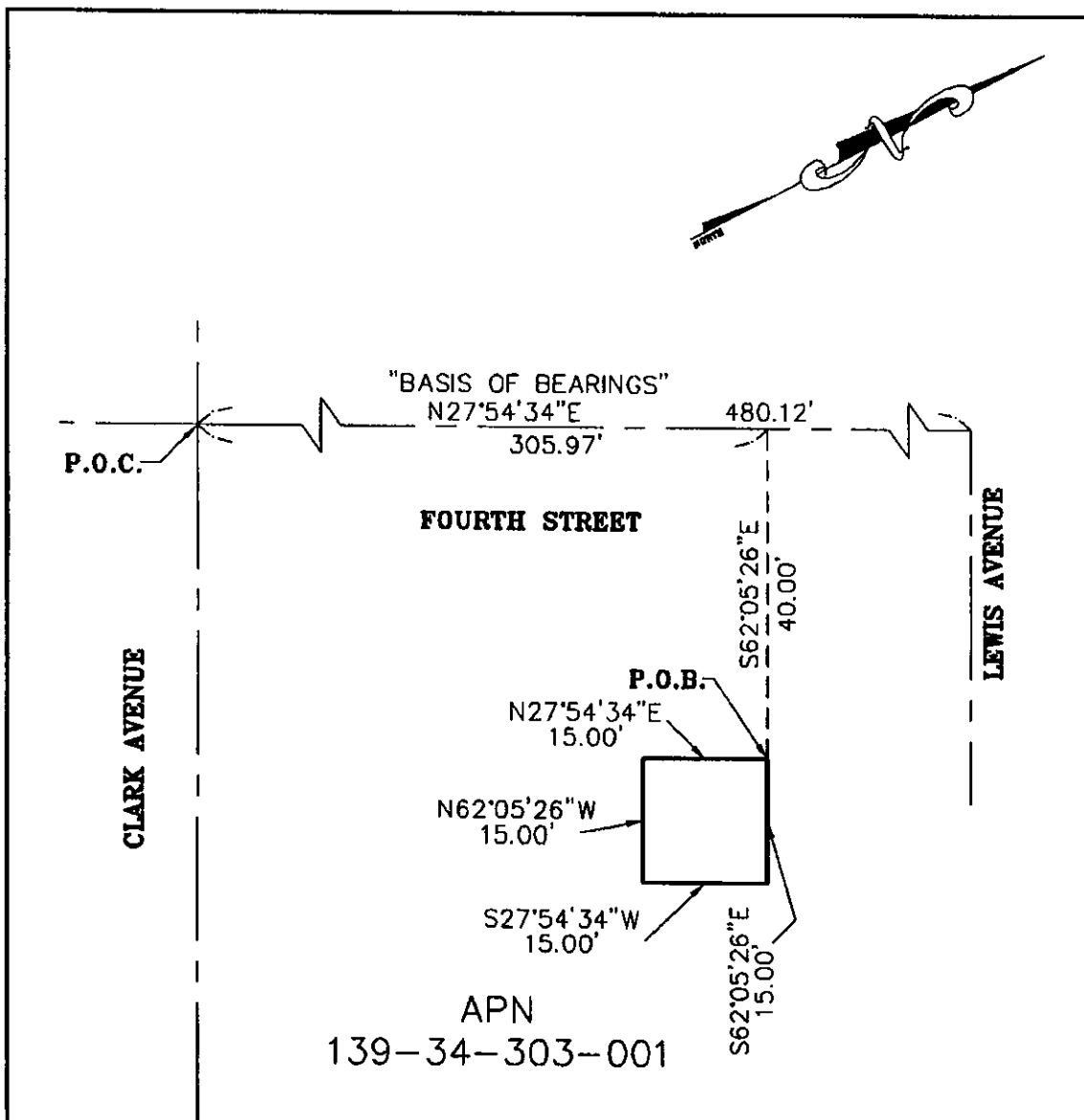
BASIS OF BEARINGS

NORTH 27°54'34" EAST - THE CENTERLINE OF FOURTH STREET BETWEEN CHARLESTON BOULEVARD AND STEWART AVENUE AS SHOWN BY THAT RECORD OF SURVEY ON FILE IN THE OFFICE OF THE COUNTY RECORDER, CLARK COUNTY, NEVADA, IN FILE 67 OF SURVEYS, AT PAGE 79.

END OF DESCRIPTION.

NOTE: THIS LEGAL DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED FOR THE PURPOSE OF SUBDIVIDING LAND NOT IN CONFORMANCE WITH THE NEVADA REVISED STATUTES.

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REF. EXHIBIT: G:\6716\6716-LEGALS.DWG (LVVWD-LGL-01)



GRANTOR: CITY OF LAS VEGAS REDEVELOPMENT AGENCY

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2727 S. RAINBOW BOULEVARD
LAS VEGAS, NEVADA 89146-5148

EXHIBIT TO ACCOMPANY
LEGAL DESCRIPTION

LAS VEGAS VALLEY WATER
DISTRICT EASEMENT

SCALE	HORZ.	NONE
	VERT.	NA
W.O. NO.	8716	
DRAWN BY:	JAH	
DATE:	01/18/07	
SHEET	4	OF 6